

**HAMPTON FOREST HOMEOWNERS ASSOCIATION**  
**Minutes of the Board of Directors Meeting**  
**June 24, 2009**  
**APPROVED**

**BOARD MEMBERS PRESENT**

Bill Heilman	President
Bill Towcimak	Vice President
Steven Gonzalez	Member At Large
Adrea Marshall	Secretary

**BOARD MEMBERS ABSENT**

Andy Kalnins	Treasurer
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**MANAGEMENT ATTENDEES**

Shirley Klocek	Community Manager, Cardinal Management Group
Nicole Ridgley	Board Recorder

**OTHER ATTENDEES**

None

**I. CALL TO ORDER**

President Bill Heilman called the meeting to order at 7:41 p.m., noting the presence of a quorum.

**II. COMMUNITY COMMENT**

No residents present

**III. APPROVAL OF MINUTES**

Bill Towcimak motioned to approve the April 29, 2009 minutes as presented. Steven Gonzalez seconded. The motion passed unanimously.

**IV. ELECTION OF OFFICERS**

Bill Towcimak nominated Bill Heilman to continue as Board President, Steven Gonzalez seconded. The motion passed.

Bill Towcimak nominated Andy Kalnins to continue as Treasurer, Steven Gonzalez seconded. The motion passed.

Steve Gonzalez nominated Bill Towcimak to be the Vice President, Adrea Marshall seconded. The motion passed.

Steven Gonzalez nominated Adrea Marshall to serve as Board Secretary, Bill Towcimak seconded. The motion passed unanimously.

Bill Towcimak nominated Steven Gonzalez to continue as Member at Large and Adrea Marshall seconded. The motion passed unanimously.

## **V. MANAGEMENT REPORT**

### **A. Financials**

1. The monthly financials indicate the Association is within the budget for 2009.
2. Bill Towcimak suggested moving \$80,000 into a new certificate of deposit (CD) that will mature in 2014. Steven Gonzalez motioned and Adrea Marshall seconded. The motion passed unanimously.

### **B. Maintenance & Grounds**

1. Management presented a proposal from Xscapes for correcting the erosion problem under and adjacent to the footbridge on the trail near Hamlet Hill Court. The Board approved the proposal to shore up the stream banks using stone and concrete. Steven Gonzalez motioned approval of the proposal. Bill Towcimak seconded. The motion passed unanimously.
2. Management updated the Board on the expected schedule when Bishop's Tennis will begin re-surfacing the Heatherford tennis courts. The Board requested that Management look into the proposal and clarify the cost to overlay the multi-purpose court.

## **VI. NEW BUSINESS**

A member of the Association requested use of the common area near Ashleigh Road where a field is used to play soccer. It will be used for a service project to bring together families and the community. The Board requests that Management find out the time and date. Management should present a liability form stating that the Homeowner is liable for any damages done to the common area and that the event is not to be used to make a profit. Management will modify a form for common area usage.

## **VII. EXECUTIVE SESSION**

Bill Towcimak motioned to enter executive session for the purpose of discussing delinquencies and an architectural matter. Steve Gonzalez seconded. The motion passed unanimously.

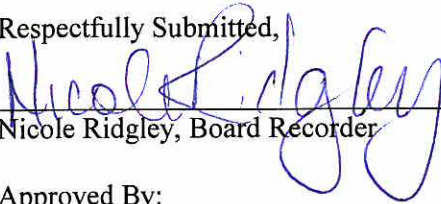
Bill Towcimak motioned to exit executive session and reconvene to open session. Steve Gonzalez seconded. The motion passed unanimously.

The Board voted to approve the reimbursement of a homeowner on Homewood Way for the cost of four trees installed at the front entrance to buffer the view of a fence that was installed. Bill Towcimak motioned to approve the motion. Steve Gonzalez seconded. The motion passed unanimously.

## **VIII. ADJOURNMENT**

There being no further business to come before the Board, by unanimous consent the meeting adjourned at 8:57 p.m.


Respectfully Submitted,

  
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Nicole Ridgley, Board Recorder

  
\_\_\_\_\_  
Date

Approved By:

  
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Adrea Marshall, Board Secretary

  
\_\_\_\_\_  
Date